



Order Filed on August 9, 2022
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

FEIN, SUCH, KAHN & SHEPARD, P.C.

Counsellors at Law

7 Century Drive - Suite 201

Parsippany, New Jersey 07054

(973) 538-9300

Attorneys for Movant

Community Loan Servicing, LLC as
servicing agent for Lakeview Loan
Servicing, LLC

R.A. LEBRON, ESQ.

XIB057

bankruptcy@fskslaw.com

In Re:

FRANK W. PIPPET, JR. and
CHRISTINE M. PIPPET

Debtor(s).

Case No.: 19-14861 ABA

Hearing Date:

Judge: Honorable Judge Andrew B.
Altenburg, Jr.


Chapter: 13

Recommended Local Form: ☒ Followed ☐ Modified

ORDER VACATING STAY

The relief set forth on the following page is hereby **ORDERED**.

DATED: August 9, 2022



Honorable Andrew B. Altenburg, Jr.
United States Bankruptcy Court

Upon the motion of Fein, Such, Kahn & Shepard, P.C.
attorneys for the Movant, Community Loan Servicing, LLC as servicing
agent for Lakeview Loan Servicing, LLC, under Bankruptcy Code section
362(d) for relief from the automatic stay as to certain property as
hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is hereby vacated to permit
the movant to institute or resume and prosecute to conclusion one or
more actions in the court(s) of appropriate jurisdiction to pursue the
movant's rights in the following:

☒ Real property more fully described as:

100 DEARBORNE AVENUE, BLACKWOOD, NJ 08012.
BLOCK: 12617; LOT: 1.

It is further ORDERED that the movant, its successors or
assignees, may proceed with its rights and remedies under the terms of
the subject mortgage and pursue its state court remedies including, but
not limited to, taking the property to sheriff's sale, in addition to
potentially pursuing other loss mitigation alternatives, including, but
not limited to, a loan modification, short sale or deed-in-lieu
foreclosure. Additionally, any purchaser of the property at sheriff's
sale (or purchaser's assignee) may take any legal action for
enforcement of its right to possession of the property.

It is further ORDERED that the movant may join the debtor
and any trustee appointed in this case as defendants in its action(s)
irrespective of any conversion to any other chapter of the Bankruptcy
Code.

The movant shall serve this order on the debtor, any trustee
and any other party who entered an appearance on the motion.

In re:
Frank W. Pippet, Jr
Christine M. Pippet
Debtors

Case No. 19-14861-ABA
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1
Date Rcvd: Aug 09, 2022

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 11, 2022:

Recip ID	Recipient Name and Address
db/jdb	+ Frank W. Pippet, Jr, Christine M. Pippet, 100 Dearborne Avenue, Blackwood, NJ 08012-3704

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 11, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 9, 2022 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor MIDFIRST BANK dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
Isabel C. Balboa	on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com summarymail@standingtrustee.com
Jill Manzo	on behalf of Creditor LAKEVIEW LOAN SERVICING LLC bankruptcy@fskslaw.com
Lee Martin Perlman	on behalf of Joint Debtor Christine M. Pippet ecf@newjerseybankruptcy.com mcdoherty@ecf.courtdrive.com;hspivak@ecf.courtdrive.com

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Total Noticed: 1

Lee Martin Perlman

on behalf of Debtor Frank W. Pippet Jr ecf@newjerseybankruptcy.com,
mcdoherty@ecf.courtdrive.com;hspivak@ecf.courtdrive.com

Phillip Andrew Raymond

on behalf of Creditor Lakeview Loan Servicing LLC phillip.raymond@mccalla.com, mccallaecf@ecf.courtdrive.com

R. A. Lebron

on behalf of Creditor FLAGSTAR BANK FSB, as servicer for LAKEVIEW LOAN SERVICING, LLC
bankruptcy@fskslaw.com

R. A. Lebron

on behalf of Creditor Community Loan Servicing LLC as servicing agent for Lakeview Loan Servicing, LLC
bankruptcy@fskslaw.com

R. A. Lebron

on behalf of Creditor LAKEVIEW LOAN SERVICING LLC bankruptcy@fskslaw.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 11